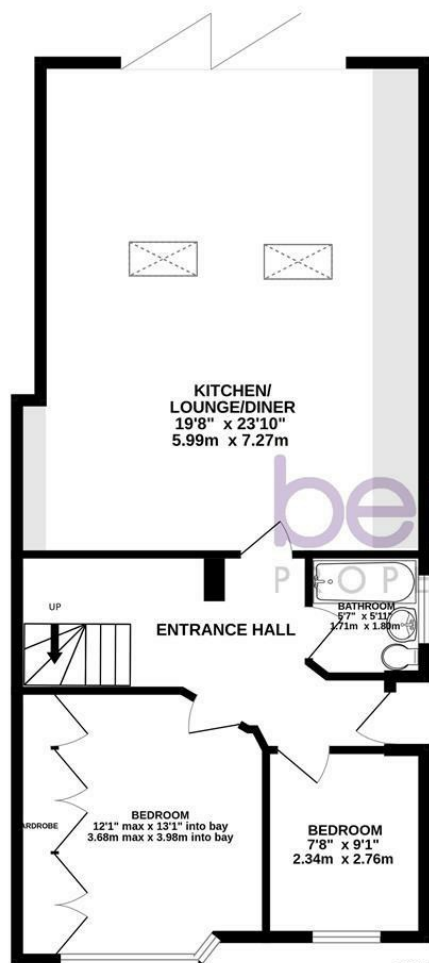
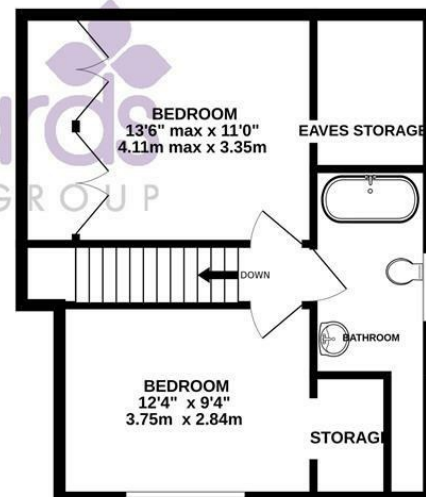


GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.

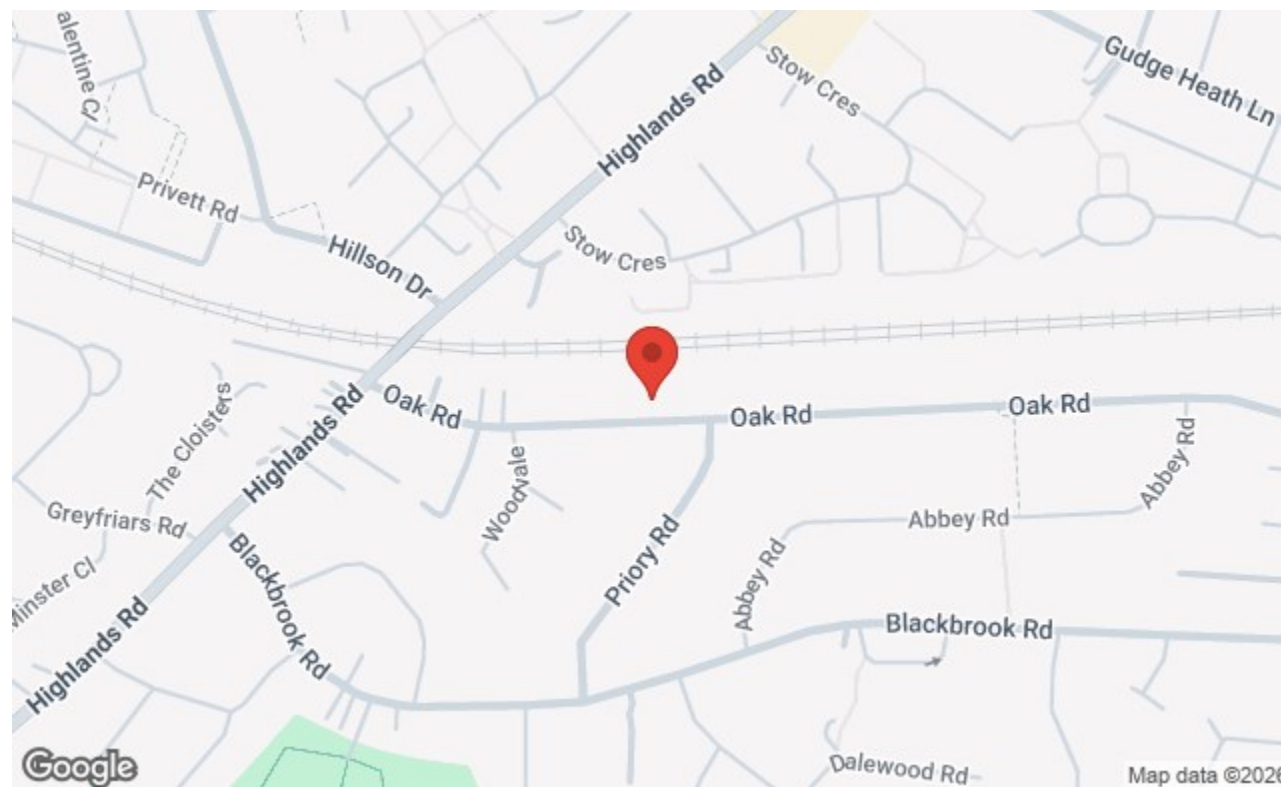


1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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79 High Street, Fareham, Hampshire, PO16 7AX
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Offers In Excess Of £400,000

Oak Road, Fareham PO15 5HX

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ EXTENDED CHALET BUNGALOW
- ❖ FOUR BEDROOMS
- ❖ TWO BATHROOMS
- ❖ SEMI DETACHED
- ❖ PRIVATE DRIVEWAY
- ❖ ENCLOSED REAR GARDEN
- ❖ OPEN PLAN LIVING
- ❖ A MUST VIEW
- ❖ INTERGRATED APPLIANCES IN KITCHEN
- ❖ CLOSE PROXIMITY TO SHOPS AND TRANSPORT LINKS

Located on Oak Road in Fareham, this delightful semi-detached extended chalet bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,266 square feet, the property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a spacious reception room that seamlessly flows into an open-plan living area, perfect for entertaining guests or enjoying family time. The modern kitchen is equipped with integrated appliances, ensuring that culinary enthusiasts will find it a joy to prepare meals in this inviting space.

The bungalow features two bathrooms,

providing ample facilities for both residents and visitors. The first floor bathroom is incomplete and will require finishing off.

Outside, the enclosed rear garden offers a private sanctuary, ideal for relaxing or hosting summer gatherings. Additionally, the property includes parking for two vehicles, a valuable asset in this sought-after area.

Situated in close proximity to local shops and excellent transport links, this home is perfectly positioned for those who appreciate easy access to amenities and commuting options. This charming bungalow is not just a property; it is a lifestyle choice that combines comfort, space, and convenience in one attractive package. Do not miss the opportunity to make this lovely home your own.

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER

19'7" x 23'10" (5.99 x 7.27)

BEDROOM ONE

12'0" x 13'0" (3.68 x 3.98)

BEDROOM TWO

13'5" x 10'11" (4.11 x 3.35)

BEDROOM THREE

12'3" x 9'3" (3.75 x 2.84)

BEDROOM FOUR

7'8" x 9'0" (2.34 x 2.76)

BATHROOM GROUND FLOOR

5'7" x 5'10" (1.71 x 1.80)

BATHROOM FIRST FLOOR

INCOMPLETE ROOM, PLUMBING IN PLACE AND ROOM HAS BEEN PLASTERED.

COUNCIL TAX BAND C

TENURE

Freehold

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

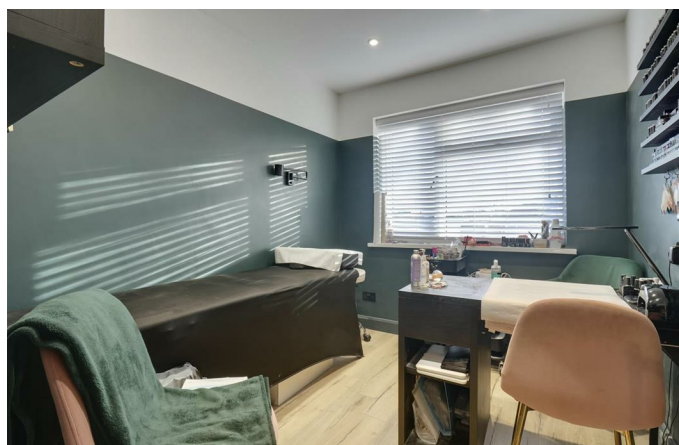
SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLOSURE STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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